OFFERING MEMORANDUM

17-HOME LIVE OAK COMMUNITY

Manufactured Housing Investment

5566 E Highway 84 | Hinesville, GA

Long County, Georgia

$2,149,000

ASKING PRICE

17	$18,700	$224,400
LIVE OAK HOMES	MONTHLY SCHEDULED RENT	ANNUAL SCHEDULED RENT

October 10, 2026 | Review draft

Scheduled rent assumes all 17 homes paying $1,100 monthly for a full year.

Operating information and projected expenses are subject to buyer verification.

PRIVATE PROPERTY TOURS BY APPOINTMENT | PLEASE DO NOT DISTURB RESIDENTS

PROPERTY OVERVIEW

The offering

An opportunity to acquire a 17-home Live Oak manufactured housing community with recent housing inventory. The offering combines two-bedroom, two-bath homes with a shared well and individual septic systems.

Offering snapshot	Details
Asking price	$2,149,000
Property address	5566 E Highway 84, Hinesville, GA
Homes / sites reported	17 homes / 17 lots
Home manufacturer	Live Oak
Home dimensions	60 feet x 14 feet each
Bedroom / bathroom configuration	2 bedrooms / 2 bathrooms each
Model year built	9 homes: 2026; 8 homes: 2025
Monthly rent per home	$1,100 per October 8 rent roll
Water / wastewater	Community well / individual septic

Investment features

Consistent rental product. All 17 homes share the reported dimensions and bedroom/bathroom configuration, with a uniform rent schedule.

Recent inventory. All new homes ranging between 2025 & 2026.

Documented operations. An October 8, 2026 rent roll and 2025/2026 management statements support preliminary buyer review.

JANUARY 1 - DECEMBER 31, 2025

2025 operating results

Income	2025 reported
Rent	$59,625.00
Adjustment	($1,375.00)
Discount / promotion	($825.00)
Maintenance fee reimbursement	$450.00
Total reported income	$57,875.00

Operating expenses	2025 reported
Cleaning and maintenance	$2,320.00
Repairs	$590.00
Utility expenses	$6,393.93
Management fees	$5,767.31
Total reported expenses	$15,071.24
Statement-reported NOI	$42,803.76

JANUARY 1 - OCTOBER 8, 2026 | YEAR-TO-DATE

2026 operating results

Reported year-to-date results through October 8, 2026. This period is not a full calendar year and the reported figures have not been annualized.

Income	2026 year-to-date
Rent	$165,285.00
Adjustment	($5,500.00)
Maintenance fee reimbursement	$3,807.97
Total reported income	$163,592.97

Operating expenses	2026 year-to-date
Cleaning and maintenance	$4,950.00
Repairs	$4,455.67
Utility expenses	$348.14
Management fees	$14,633.20
Total reported expenses	$24,387.01
Statement-reported NOI	$139,205.96

Current scheduled rent and offering metrics

October 8 rent roll / asking-price metric	Amount
17 homes x $1,100 monthly	$18,700 monthly
Scheduled annual gross rent	$224,400
Asking price per home / site	$126,411.76
Gross rent multiplier	9.58x

Scheduled annual rent assumes full occupancy and collection for a complete year; it is separate from actual year-to-date results. One listed lease begins October 31, 2026 and several end dates precede the report date. Verify occupancy, renewals and collections.

Reported NOI excludes any owner-paid expenses absent from the statement and has not been adjusted for vacancy, bad debt or replacement reserves. A verified cap rate is not presented. Owner draws and contributions are excluded.

Operating pro forma

Illustrative annual operations for 17 homes at full occupancy and collection, with no vacancy deduction. Year 1 uses $1,100 per home per month; Years 2-5 apply compounded annual rent increases of 4%.

Year 1 income / results	Annual
Scheduled gross rent	$224,400
Vacancy deduction	$0
Effective gross income	$224,400
Operating expenses	($51,740)
Net operating income	$172,660
Cap rate at asking price	8.03%
Replacement reserve	($5,100)
Cash flow before debt	$167,560

Year 1 expense budget	Annual
Management: 10% of EGI	$22,440
Landscaping	$6,000
Insurance	$6,800
Property taxes	$7,500
Dumpster service	$2,400
Well maintenance	$1,500
Repairs / septic	$5,100
Total operating expenses	$51,740

Five-year pro forma | 4% annual rent increases

Year	Monthly rent / home	Scheduled annual rent	Projected NOI	Projected cap rate
1	$1,100.00	$224,400	$172,660	8.03%
2	$1,144.00	$233,376	$180,738	8.41%
3	$1,189.76	$242,711	$189,140	8.80%
4	$1,237.35	$252,419	$197,878	9.21%
5	$1,286.84	$262,516	$206,965	9.63%

Pro forma assumptions

Rent growth is projected, not a confirmed lease requirement. The model assumes full occupancy and collection with no vacancy deduction; management stays at 10% of gross income (EGI). Other operating costs are held at $29,300 per year and reserves at $5,100 to isolate rent growth. Expense inflation would reduce projected results. Each annual cap rate equals projected NOI divided by the $2,149,000 asking price, held constant. Figures are rounded from unrounded calculations.

Landscaping and insurance reflect seller estimates. Taxes, dumpster service, well maintenance, repairs/septic costs and reserves are provisional allowances pending verification. No other income is assumed. Year 1 expenses replace historical expense totals rather than being added to them.

Base-year cash flow is after replacement reserves and before debt service, acquisition costs and income taxes. Rent increases depend on lease terms, renewal timing and market conditions. Projected NOI and cap rate are illustrative; confirm all operating costs before relying on projected returns.

Financing and investor returns

Illustrative financing at the $2,149,000 purchase price. PrimeSouth is the proposed lender; the interest rate and amortization below are modeling assumptions, not a lender quote or commitment.

Financing assumptions	Amount
Purchase price	$2,149,000
Down payment: 25%	$537,250
Loan amount: 75%	$1,611,750
Assumed annual interest rate	7.50%
Assumed amortization	25 years
Monthly principal / interest	$11,910.69
Annual debt service	$142,928.28

Year 1 investor returns	Amount
Projected NOI	$172,660
CAP rate: NOI / price	8.03%
Annual debt service	($142,928.28)
Cash flow before reserves	$29,731.72
Replacement reserves	($5,100)
Cash flow after debt / reserves	$24,631.72

Five-year financed pro forma | 4% annual rent growth

Year	Projected NOI	CAP rate	Annual debt service	Cash after debt / reserves
1	$172,660	8.03%	$142,928	$24,632
2	$180,738	8.41%	$142,928	$32,710
3	$189,140	8.80%	$142,928	$41,112
4	$197,878	9.21%	$142,928	$49,849
5	$206,965	9.63%	$142,928	$58,936

Return definitions and financing assumptions

CAP rate equals projected NOI divided by the purchase price and is independent of financing. Cash flow shown is after debt service and the $5,100 annual replacement reserve.

Closing costs, lender fees, prepaid items and initial working capital are not included because those figures are unavailable. Principal reduction is not counted as cash flow.

The model assumes fully amortizing monthly principal-and-interest payments at a fixed 7.5% rate over 25 years and unchanged debt service through Year 5. PrimeSouth must confirm the interest rate, loan term, amortization, fees and any balloon or rate reset. A balloon, refinancing or loan payoff is not modeled. Operating and rent-growth assumptions are on the preceding page.

Offering coordination

5566 E Highway 84

Hinesville, Georgia | Long County
17 Live Oak manufactured homes | Offered at $2,149,000

Co-listing agents

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Due diligence assistance provided

Contact either co-listing agent for additional property information and assistance coordinating buyer due diligence.

Property visits by appointment.
Please arrange tours through either co-listing agent and do not disturb residents.

Figures reflect supplied operating records and seller information and may change upon verification. Historical operating results and illustrative projections are presented separately. Buyers should independently verify the property, included assets, expenses and financial information.